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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



**WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Verle W. Norris  
906 West First, PO Box 279  
Leon, IA 50144 641-446-4613

**Taxpayer Information:** (Name and complete address)

Curtis G. Downing and Michelle L. Downing  
3108 Quebec Avenue  
Orient, IA 50858

✓ **Return Document To:** (Name and complete address)

Verle W. Norris  
906 West First, PO Box 279  
Leon, IA 50144

**Grantors:**

Curtis G. Downing  
Michelle L. Downing

**Grantees:**

Curtis G. Downing and Michelle L. Downing  
Revocable Trust

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of one (\$1.00) Dollar(s) and other valuable consideration,  
Curtis G. Downing and Michelle L. Downing, husband and wife

do hereby Convey to  
The Curtis G. Downing and Michelle L. Downing Revocable Trust dated June 24, 2010.

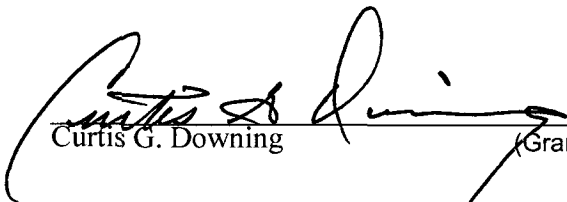
the  
following described real estate in Madison County, Iowa:


SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF.

This Warranty Deed is given between family members without actual consideration.

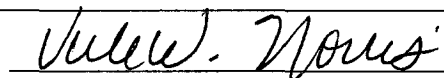
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 24, 2010

  
Curtis G. Downing (Grantor)  
(Grantor)

  
Michelle L. Downing (Grantor)  
(Grantor)

STATE OF IOWA, COUNTY OF DECATUR  
This instrument was acknowledged before me on this 24th day of June, 2010, by Curtis G. Downing and Michelle L. Downing, husband and wife

  
Verle W. Norris, Notary Public



Curtis G. Downing and Michelle L. Downing, husband and wife  
to  
Curtis G. Downing and Michelle L. Downing Revocable Trust  
Dated June 24, 2010

LEGAL DESCRIPTION FOR WARRANTY DEED

The West Half of the Southeast Quarter ( $W\frac{1}{2} SE\frac{1}{4}$ ) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT the following portion thereof:

A parcel of land located in the Southwest Quarter of the Southeast Quarter ( $SW\frac{1}{4} SE\frac{1}{4}$ ) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the South Quarter corner of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North  $1^{\circ}00'13''$  West along the West line of the Southwest Quarter of the Southeast Quarter ( $SW\frac{1}{4} SE\frac{1}{4}$ ) of said section Twenty-four (24), 378.64 feet; thence North  $89^{\circ}35'08''$  East along an existing fenceline, 461.00 feet; thence South  $1^{\circ}00'13''$  East, 381.97 feet to a point on the South line of the Southwest Quarter of the Southeast Quarter ( $SW\frac{1}{4} SE\frac{1}{4}$ ) of said Section Twenty-four (24); thence  $90^{\circ}00'00''$  West along the South line of the Southwest Quarter of the Southeast Quarter ( $SW\frac{1}{4} SE\frac{1}{4}$ ) of said Section Twenty-four (24), 461.05 feet to the point of beginning. (Said parcel contains 4.025 acres, including 0.349 of County Road right-of-way.)

AND

The Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Twenty-three (23) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

AND

The East Half ( $E\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section Twenty-four (24), in Township Seventy-four (74) North, Range Twenty nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

AND

The West Half ( $W\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section Twenty-four (24), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa.